104.0	0007	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,244,400 / 1,244,400
					USE VALUE:	1,244,400 / 1,244,400
					ASSESSED:	1,244,400 / 1,244,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
330		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WOLF ANN & BENI
Owner 2:	
Owner 3:	
Street 1:	330 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	24 EPPING STREET LLC -
Owner 2:	-
Street 1:	41 KATIE WAY
Twn/City:	TEWKSBURY
St/Prov:	MA Cntry:
Postal:	01867

NARRATIVE DESCRIPTION

This parcel contains 7,248 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2018, having primarily Vinyl Exterior and 4596 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7248.000	797,400	800	446,200	1,244,400
Total Card	0.166	797,400	800	446,200	1,244,400
Total Parcel	0.166	797,400	800	446,200	1,244,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 270.73 | /Parcel: 270.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	67251
GIS Ref	
GIS Ref	
Insp Date	07/20/18

!8302!

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	797,400	800	7,248.	446,200	1,244,400	1,244,400	Year End Roll	12/18/2019
2019	101	FV	590,200	800	7,248.	446,200	1,037,200	1,037,200	Year End Roll	1/3/2019
2018	101	FV	211,400	800	7,248.	382,500	594,700	594,700	Year End Roll	12/20/2017
2017	101	FV	211,400	800	7,248.	357,000	569,200	569,200	Year End Roll	1/3/2017
2016	101	FV	211,400	800	7,248.	306,000	518,200	518,200	Year End	1/4/2016
2015	101	FV	198,500	800	7,248.	274,100	473,400	473,400	Year End Roll	12/11/2014
2014	101	FV	198,500	800	7,248.	253,700	453,000	453,000	Year End Roll	12/16/2013
2013	101	FV	198,500	800	7,248.	241,900	441,200	441,200		12/13/2012

PRINT

Date	Time
12/10/20	22:52:52

LAST REV

Date	Time
08/06/19	09:17:11
danam	
8302	

USER DEFINED

Prior Id # 1:	67251
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
24 EPPING STREE	1534-41	1	9/14/2018		1,470,000	No	No		
FRONTINO MARY J	1512-129		7/31/2017	Change>Sale	610,000	No	No		Also filed 69698:333
	569-194		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2017	1551	New Buil	400,000	O				
11/6/2017	2016	Demoliti	10,000	C				
7/27/1993	354	Manual	16,700					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
7/20/2018	Meas/Inspect	DGM	D Mann
6/19/2018	Permit Visit	DGM	D Mann
2/24/2009	Meas/Inspect	189	PATRIOT
10/25/1999	Meas/Inspect	264	PATRIOT
7/25/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7248		Sq. Ft.	Site		0	70.	0.88	4									446,208						446,200	

Total AC/HA: 0.16639 | Total SF/SM: 7248 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 446,208 | Spl Credit | Total: 446,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2018	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.93439865
Const Adj.:	0.99989998
Adj $ / SQ:	116.788
Other Features:	94111
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	805474
Depreciation:	8055
Depreciated Total:	797420

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

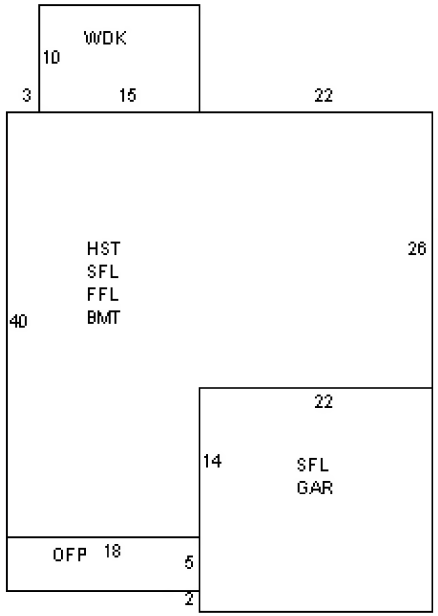
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	155.33
Special Features:	0	Val/Su Net:	140.24
Final Total:	797400	Val/Su SzAd	215.98

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,754	116.790	204,846
BMT	Basement	1,292	50.980	65,864
FFL	First Floor	1,292	116.790	150,890
HST	Half Story	646	116.790	75,445
GAR	Garage	462	20.410	9,429
WDK	Deck	150	12.670	1,900
OFP	Open Porch	90	34.830	3,135

Net Sketched Area:	5,686		Total:		
Size Ad	3692	Gross Are	11300	FinArea	4596

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 104.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	16X8	A	AV	1995	7.56	T	19.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800